



Effective 3/01/2022

**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

### BRIEF DESCRIPTION OF REQUEST

Approval of Minor Subdivision Preliminary Plat/Final Plat and Vacation of Public ROW

### APPLICATION INFORMATION

Applicant/Owner: Aztec Village Limited Partnership		Phone: (503) 288-6210
Address: 412 NW 5th Ave., Suite 200		Email:
City: Portland	State: OR	Zip: 97209-3893
Professional/Agent (if any): Isaacson & Arfman, Inc. (Fred C. Arfman)		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: freda@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner	List all owners:	

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 7 thru 12	Block: 44	Unit:
Subdivision/Addition: Huning Highland	MRGCD Map No.:	UPC Code: SEE ATTACHED SHEET
Zone Atlas Page(s): K-14	Existing Zoning: MX-L	Proposed Zoning: Same
# of Existing Lots: 6	# of Proposed Lots: 1	Total Area of Site (Acres): 0.9787

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 701 Central Ave. NE Between: Central Ave. NE and: Copper Ave. NE

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-006379; PS-2021-00164

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 03-11-22
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

UPC NUMBERS – CONTINUATION:

LOT 7 101505700938821410

LOT 8 101505700838321411

LOT 9 101505700837821412

LOT 10 101505700536621401

LOT 11 101505700536621401

LOT 12 101505701236621402

***Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.***

• Grading and Drainage Plan	<u>X</u>	Approved	<u>      </u>	NA
• AMAFCA	<u>      </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u>      </u>	Approved	<u>X</u>	NA
• NMDOT	<u>      </u>	Approved	<u>X</u>	NA
• MRGCD	<u>      </u>	Approved	<u>X</u>	NA

03/09/22  
Date

• Traffic Circulations Layout (TCL)	_____	Approved	_____	NA
• Traffic Impact Study (TIS)	_____	Approved	<u>X</u>	NA
• Neighborhood Impact Analysis (NIA)	_____	Approved	<u>X</u>	NA
• Bernalillo County	_____	Approved	<u>X</u>	NA
• NMDOT	_____	Approved	<u>X</u>	NA

Date \_\_\_\_\_

• Availability Statement/Serviceability Letter	<u>X</u>	Approved	<u>      </u>	NA
• ABCWUA Development Agreement	<u>      </u>	Approved	<u>X</u>	NA
• ABCWUA Service Connection Agreement	<u>      </u>	Approved	<u>X</u>	NA

Date \_\_\_\_\_

- |                 |          |     |    |
|-----------------|----------|-----|----|
| • Owner(s)      | <u>X</u> | Yes |    |
| • City Surveyor | <u>X</u> | Yes |    |
| • AMAFCA**      |          | Yes | NA |
| • NM Gas**      | <u>X</u> | Yes |    |
| • PNM**         | <u>X</u> | Yes |    |
| • COMCAST**     | <u>X</u> | Yes |    |
| • MRGCD**       | <u>X</u> | Yes | NA |

**\*\* Signatures required for Final Plat application and not required for Preliminary Plat application**

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA
• MRGCD	_____ Approved	<u>X</u> NA

\_\_\_\_\_  
Hydrology Department\_\_\_\_\_  
Date☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u> NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA

Jeanne Wolfenbarger

03/09/2022

\_\_\_\_\_  
Transportation Department\_\_\_\_\_  
Date☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u>X</u> Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	<u>X</u> NA
• ABCWUA Service Connection Agreement	_____ Approved	<u>X</u> NA

\_\_\_\_\_  
ABCWUA\_\_\_\_\_  
Date

<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	<u>NA</u> Approved
<input type="checkbox"/> AGIS (DXF File)	_____ Approved
<input checked="" type="checkbox"/> Fire Marshall Signature on the plan	<u>X</u> Approved

☐ **Signatures on Plat**

• Owner(s)	<u>X</u> Yes	
• City Surveyor	<u>X</u> Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	<u>X</u> Yes	
• PNM**	<u>X</u> Yes	
• COMCAST**	<u>X</u> Yes	
• MRGCD**	<u>X</u> Yes	_____ NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for Final Plat application and not required for Preliminary Plat application

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA
• MRGCD	_____ Approved	<u>X</u> NA

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA

\_\_\_\_\_  
Transportation Department

\_\_\_\_\_  
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u>X</u> Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	<u>X</u> NA
• ABCWUA Service Connection Agreement	_____ Approved	<u>X</u> NA

Blaine Carter  
ABCWUA

3/9/22

\_\_\_\_\_  
Date

☐ Infrastructure Improvements Agreement (IIA\*) NA Approved

☐ AGIS (DXF File) \_\_\_\_\_ Approved

☒ Fire Marshall Signature on the plan X Approved

☐ **Signatures on Plat**

• Owner(s)	<u>X</u> Yes	
• City Surveyor	<u>X</u> Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	<u>X</u> Yes	
• PNM**	<u>X</u> Yes	
• COMCAST**	<u>X</u> Yes	
• MRGCD**	<u>X</u> Yes	_____ NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for Final Plat application and not required for Preliminary Plat application

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### ☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Scale drawing of the proposed subdivision plat
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### ☒ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets
- ☒ Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☒ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

**FORM V: Vacations of Easements or Right-of-way- DRB**

*Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.*

☒ **VACATION OF RIGHT-OF-WAY – DRB**

☐ **VACATION OF RIGHT-OF-WAY – COUNCIL**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☒ Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way.*
- ☒ Drawing showing the easement or right-of-way to be vacated
- ☒ If easements, list number to be vacated \_\_\_\_\_
- ☒ Square footage to be vacated (see IDO Section 14-16-6-6(M)) 1,164.6
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ Completed neighborhood meeting request form(s)
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes **No Meeting Held**
- Required notices with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination notice inquiry response
- ☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ☒ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

☐ **VACATION OF PRIVATE EASEMENT**

☐ **VACATION OF PUBLIC EASEMENT**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- \_\_\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_\_\_ Copy of the complete document which created the easement(s)
- \_\_\_\_\_ Drawing showing the easement to be vacated
- \_\_\_\_\_ List number to be vacated \_\_\_\_\_
- \_\_\_\_\_ Proof of Pre-Application meeting

***The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.***









Fred Arfman <freda@iacivil.com>

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## Fwd: PR-2021-006379 HUNING HIGHLAND

1 message

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**Russ Hugg** <rph9750@gmail.com>  
To: Fred Arfman <freda@iacivil.com>

Thu, Mar 10, 2022 at 11:49 AM

Fred here is the dxf approval

Sent from my iPhone

Begin forwarded message:

**From:** "Muzzey, Devin P." <dmuzzey@cabq.gov>  
**Date:** March 10, 2022 at 11:47:36 AM MST  
**To:** Russ Hugg <rph9750@gmail.com>, Planning Plat Approval <platgisreview@cabq.gov>  
**Cc:** "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>  
**Subject:** RE: PR-2021-006379 HUNING HIGHLAND

Hi Russ,

The DXF for PR-2021-006379 – Huning's Highland Addition, Tract A, Block 44 – has been approved. This email will notify the DRB office.

Thank you,

Devin Muzzey



**Devin Muzzey**

gis specialist

e [dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Russ Hugg <rph9750@gmail.com>  
**Sent:** Wednesday, March 9, 2022 10:02 AM  
**To:** Planning Plat Approval <platgisreview@cabq.gov>; Fred Arfman <freda@iacivil.com>  
**Subject:** PR-2021-006379 HUNING HIGHLAND



February 7, 2022

**Re: Lots 7-12, Block 44, Huning Highlands Addition**

To Whom It May Concern:

By this letter, I hereby authorize Isaacson & Arfaman, Inc. to act as our agent on behalf of Palindrome Communities, d.b.a Aztec Village LP, for the processing of the plat actions to consolidate the individual lots into a single tract and to dedicate and vacate public rights-of-way and granting of easements for the above-referenced lots.

Please feel free to contact me for further information.

A handwritten signature in blue ink, appearing to read "Westin Glass", with a long horizontal flourish extending to the right.

Westin Glass  
Director of Development  
Palindrome Communities  
PacifiCap Properties Group  
Mobile: 503-719-2742  
Email: [wglass@palindromecreates.com](mailto:wglass@palindromecreates.com)

February 24, 2022

Jolene Wolfley, DRB Chair  
Planning Department  
City of Albuquerque  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

Reference: **Imperial Inn Conversion**  
Lots 7 -12, Block 44, Huning's Highlands Addition

Subject: Dedication and Vacation of Public Rights-of-Way

Isaacson & Arfman, Inc., agent for Palindrome Communities / Pacificap, Inc. dba Aztec Village Partnership, having an address of 412 NW 5<sup>th</sup> Ave., Suite 200, Portland OR, 97209, request a Preliminary/Final Plat review for the referenced project. The property is in the process of securing approval of a Site Plan through the IDO/DRB process for the following reasons:

- Dedication of right-of-way along Central Ave, to accommodate the full width of the existing public sidewalk
- Vacation of right-of-way along High St. & Copper Ave. to allow for the placement of ADA ramps within the private property limits
- Consolidation of the six lots into a single tract

The plat and the above described items were designated as conditions of Site Plan approval.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,  
**Isaacson & Arfman, Inc.**



Fred C. Arfman, PE

Attachments: Development Review Application, Vacation Action & Plat docs.



## DEVELOPMENT REVIEW BOARD

### Action Sheet Minutes

#### ONLINE ZOOM MEETING

January 12, 2022

Jolene Wolfley..... DRB Chair  
 Jeanne Wolfenbarger ..... Transportation  
 Blaine Carter ..... Water Authority  
 Ernest Armijo. ....Hydrology  
 Angelo Metzgar.....Code Enforcement  
 Cheryl Somerfeldt.....Parks and Rec

*Angela Gomez ~ DRB Hearing Monitor*

\*\*\*\*\*

### MAJOR CASES

1. PR-2020-003847

SI-2021-01955 – SITE PLAN

WILL GLEASON, DEKKER/PERICH/SABATINI agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, REPLAT of FITZGERALD ,003 001 REPL of FITZGERALD ADD zoned MX-M, located on 3525 4<sup>TH</sup> ST NW, 420 FITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW containing approximately 2.103 acre(s). (G-14) [Deferred from 12/15/21]

PROPERTY OWNERS: CITY of ALBUQUERQUE

REQUEST: MULTI-FAMILY APARTMENT HOME COMMUNITY

DEFERRED TO JANUARY 19<sup>TH</sup>, 2022.



16. PR-2021-006379

PS-2021-00164 – SKETCH PLAT

**ISAACSON & ARFMAN, INC.** agent for **AZTEC VILLAGE LIMITED PARTNERSHIP** requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 12, BLOCK 44, HUNING HIGHLAND** zoned **MX-L**, located at **HIGH STREET NE, BETWEEN CENTRAL AVE AND COPPER AVE** containing approximately **0.9787 acre(s)**. (K-1)

PROPERTY OWNERS: AZTEC VILLAGE LIMITED PARTNERSHIP

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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17. PR-2021-006378

PS-2021-00163 – SKETCH PLAT

**PHILLIP ZAMORA/SAMMY TORREZ** requests the aforementioned action(s) for all or a portion of: **PUBLIC ROW AT 7518 EDITH**, located on **EDITH BLVD** between **OSUNA** and **PASEO DEL NORTE** containing approximately **0.722 acre(s)**. (D-16)

PROPERTY OWNERS: PHILLIP ZAMORA AND SAMMY TORREZ

REQUEST: TO OBTAIN ACCESS EASEMENT THROUGHT 7518 EDITH PUBLIC RIGHT OF WAY 61 TO 7514 EDITH EAST OF ALAMEDA LATERAL

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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18. PR-2019-002916

PS-2021-00165 – SKETCH PLAT

**THE GROUP/RON HENSLEY** agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 11 & 12, UNIT 3 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **C-20**, located at **8900 OAKLAND AVE NE** between **BARSTOW** and **VENTURA** containing approximately **1.7 acre(s)**. (C-20)

PROPERTY OWNERS: CLEARBROOK INVESTMENTS

REQUEST: CREATE 4 LOTS FROM EXISTING 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major Subdivision Preliminary Plat & Vacation of Public ROW Approval	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application: 701 Central Ave. NE	
Name of property owner: Aztec Village Limited Partnership	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 (freda@iacivil.com)	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 04/06/22 call to order at 9:00 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Fred C. Arfman (Applicant signature) 03.10.2022 (Date)  
Fred C. Arfman, Agent

*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

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**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Monday, February 7, 2022 11:20 AM  
**To:** 'freda@iacivil.com'  
**Subject:** 701 Central Ave. NE Public Notice Inquiry  
**Attachments:** K-14 Zone Map.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1
EDo NA Incorporated	David	Tanner	david@edoabq.com	124 Edith Boulev SE
EDo NA Incorporated	Terry	Keene	keenecafe@aol.com	424 Central SE
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.



If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov  
**Sent:** Monday, February 7, 2022 9:37 AM  
**To:** Office of Neighborhood Coordination <freda@iacivil.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Fred C. Arfman

Telephone Number

(505) 268-8828

Email Address

[freda@iacivil.com](mailto:freda@iacivil.com)

Company Name

Isaacson & Arfman, Inc.

Company Address

128 Monroe St. NE

City

Albuquerque  
State  
NM  
ZIP  
87108  
Legal description of the subject site for this project:  
Lots 7-12, Block 44, Huning's Highland Addition  
Physical address of subject site:  
701 Central Ave. NE  
Subject site cross streets:  
High St.  
Other subject site identifiers:  
Imperial Inn Site  
This site is located on the following zone atlas page:  
K-14

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: February 16, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: EDo NA Incorporated

Name of NA Representative\*: David Tanner

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: david@edoabq.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: freda@iacivil.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address\* 701 Central Ave. NE (Lots 7 thru 12, Block 44, Huning Highland)  
Location Description Site of the Imperial Inn Motel
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Issacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- ☒ Vacation Portion of public street right-of-way(Easement/Private Way or Public Right-of-way)  
☐ Variance  
☐ Waiver  
☐ Zoning Map Amendment  
☐ Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This type of application will be decided by\*: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
Isaacson & Arfman, Inc. (505) 268-8828 or freda@iacivil.com

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)  
Explanation:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*: ☐ Yes ☒ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
- d. Center or Corridor Area [if applicable] Central Ave. NE

2. Current Land Use(s) [vacant, if none] Imperial Inn Motel

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Huning Highland Historic District Association [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

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## 701 Central Ave NE Easement Vacation Action

1 message

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Ruth Lozano <ruthl@iacivil.com>

Wed, Feb 16, 2022 at 11:59 AM

To: david@edoabq.com

Good afternoon David. Please disregard the previous email sent on 2/7/22. See attached Neighborhood Meeting Request. Sorry for any inconvenience.

Thank you, Ruth.

--

**Ruth Lozano**

**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632



David Tanner.pdf

563K

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: February 16, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: EDo NA Incorporated

Name of NA Representative\*: Terry Keene

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: keenecafe@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: freda@iacivil.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address\* 701 Central Ave. NE (Lots 7 thru 12, Block 44, Huning Highland)  
Location Description Site of the Imperial Inn Motel
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. [Agent]/Applicant\* [if applicable] Issacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- ☒ Vacation Portion of public street right-of-way (Easement/Private Way or Public Right-of-way)  
☐ Variance  
☐ Waiver  
☐ Zoning Map Amendment  
☐ Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and

vacation of portion of public street right-of-way. See attached exhibit

5. This type of application will be decided by\*: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
Isaacson & Arfman, Inc. (505) 268-8828 or freda@iacivil.com

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*: ☐ Yes ☒ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
- d. Center or Corridor Area [if applicable] Central Ave. NE

2. Current Land Use(s) [vacant, if none] Imperial Inn Motel

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Huning Highland Historic District Association [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

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## 701 Central Ave NE Easement Vacation Action

1 message

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Ruth Lozano <ruthl@iacivil.com>

Wed, Feb 16, 2022 at 12:04 PM

To: keenecafe@aol.com

Good afternoon Terry. Please disregard the previous email sent on 2/7/22. See attached Neighborhood Meeting Request. Sorry for any inconvenience.  
Thank you, Ruth.

--

**Ruth Lozano**  
**Office Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632

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 **Terry Keene.pdf**  
561K

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: February 16, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Bonnie Anderson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: andersonbonnie505@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: freda@iacivil.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address\* 701 Central Ave. NE (Lots 7 thru 12, Block 44, Huning Highland)  
Location Description Site of the Imperial Inn Motel
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Issacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- ☒ Vacation Portion of public street right-of-way(Easement/Private Way or Public Right-of-way)  
☐ Variance  
☐ Waiver  
☐ Zoning Map Amendment  
☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>•:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and

vacation of portion of public street right-of-way. See attached exhibit

5. This type of application will be decided by\*: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found\*<sup>4</sup>:  
Isaacson & Arfman, Inc. (505) 268-8828 or freda@iacivil.com

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)  
Explanation:  
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*: ☐ Yes ☒ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
- d. Center or Corridor Area [if applicable] Central Ave. NE

2. Current Land Use(s) [vacant, if none] Imperial Inn Motel

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: EDo NA Incorporated [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

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## 701 Central Ave NE Easement Vacation Action

1 message

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**Ruth Lozano** <ruthl@iacivil.com>  
To: andersonbonnie505@gmail.com

Wed, Feb 16, 2022 at 12:07 PM

Good afternoon Bonnie. Please disregard the previous email sent on 2/7/22. See attached Neighborhood Meeting Request. Sorry for any inconvenience.  
Thank you, Ruth.

--

**Ruth Lozano**  
**Office Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632



**Bonnie Anderson.pdf**  
578K

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**Re: 701 Central Ave NE -- DRB Major S/D Plat & Vacation of ROW Approval**

1 message

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**Bonnie Anderson** <andersonbonnie505@gmail.com>

Wed, Mar 2, 2022 at 4:39 PM

To: Ruth Lozano <ruthl@iacivil.com>

I received your notice. We do not require a meeting/hearing.

Thanks!

Bonnie

On Wed, Mar 2, 2022 at 2:42 PM Ruth Lozano <ruthl@iacivil.com> wrote:

Ms. Anderson please see attached the Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association, per our Application requirement to the City of Albuquerque. If you have any questions please email Fred Arfman as freda@iacivil.com or phone him at 505-268-8828.

Thank you, Ruth.

--

**Ruth Lozano**

**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632



[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: February 16, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Ann Carson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: a.louisa.carson@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: freda@iacivil.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address\* 701 Central Ave. NE (Lots 7 thru 12, Block 44, Huning Highland)  
Location Description Site of the Imperial Inn Motel
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Issacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- ☒ Vacation Portion of public street right-of-way(Easement/Private Way or Public Right-of-way)  
☐ Variance  
☐ Waiver  
☐ Zoning Map Amendment  
☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and

vacation of portion of public street right-of-way. See attached exhibit

5. This type of application will be decided by\*: ☐ City Staff  
OR at a public meeting or hearing by:  
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)  
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)  
☐ City Council
6. Where more information about the project can be found<sup>4</sup>:  
Isaacson & Arfman, Inc. (505) 268-8828 or freda@iacivil.com

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*:  
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)  
Explanation:  
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*: ☐ Yes ☒ No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:

- a. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
- d. Center or Corridor Area [if applicable] Central Ave. NE

2. Current Land Use(s) [vacant, if none] Imperial Inn Motel

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: EDo NA Incorporated [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

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## 701 Central Ave NE Easement Vacation Action

1 message

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**Ruth Lozano** <ruthl@iacivil.com>

Wed, Feb 16, 2022 at 12:09 PM

To: a.louisa.carson@gmail.com

Good afternoon Ann. Please disregard the previous email sent on 2/7/22. See attached Neighborhood Meeting Request. Sorry for any inconvenience.  
Thank you, Ruth.

--

**Ruth Lozano**  
**Office Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632

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 **Ann Carson.pdf**  
570K





LOT 24  
BLOCK 24

LOT 20  
BLOCK 45  
HUNINGS HIGHLAND ADDITION

LOT 10

COPPER  
AVENUE  
60' R/W  
6" F.P.  
N.E.

ACCESS  
STEEL  
LANDING

PROPOSED  
55' R/W

EXISTING  
60' R/W

Control Point  
Project Coordinates  
NAD83  
Easting: 123512.17  
Northing: 10446087

BLOCK 44  
HUNINGS HIGHLAND ADDITION

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

N.E.

STREET  
60' R/W  
25' F.P.

HIGHWAY  
1500' R/W

EXISTING  
60' R/W

PORTION OF ADA  
ACCESS RAMP  
LANDING TO BE VACATED

701

CENTRAL

AVENUE

N.E.

LOT 17

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

EXISTING BUILDING  
Block/Stucco Construction

EXISTING BUILDING  
Block/Stucco Construction

EXISTING BUILDING  
Block/Stucco Construction

EXISTING BUILDING  
Block/Stucco Construction

LOT LINE TO BE  
ELIMINATED  
WITH FINAL PLAT

LOT LINE TO BE  
ELIMINATED  
WITH FINAL PLAT

LOT LINE TO BE  
ELIMINATED  
WITH FINAL PLAT

338 SF TO BE DEDICATED

PUBLIC ALLEY

16'

509' 21" 0" W

300.00'

LOT 1

LOT 2

BLOCK 44  
HUNINGS HIGHLAND ADDITION

LOT 4  
BLOCK 44  
HUNINGS HIGHLAND ADDITION

IMPERIAL INN  
ROW DEDICATION & VACATION EXHIBIT

Control Point  
Project Coordinates  
NAD83  
Easting: 123512.17  
Northing: 10446087

dlcarmona@cabq.gov or ONC@cabq.gov

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



**Confidentiality Notice:** This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov  
**Sent:** Wednesday, February 16, 2022 1:06 PM  
**To:** Office of Neighborhood Coordination <ruthl@iacivil.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

(505) 268-8828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman, Inc.

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Lots 7 thru 12, Block 44, Huning Highland

Physical address of subject site:

701 Central Ave. NE

Subject site cross streets:

Central Ave NE and Copper Ave NE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

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**Zone Map K-14.pdf**  
395K

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abo-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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## Public Notice Inquiry Sheet Submission

1 message

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**webmaster@cabq.gov** <webmaster@cabq.gov>  
Reply-To: ruthl@iacivil.com  
To: Office of Neighborhood Coordination <ruthl@iacivil.com>  
Cc: ONC@cabq.gov

Wed, Feb 16, 2022 at 1:05 PM

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

(505) 268-8828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman, Inc.

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Lots 7 thru 12, Block 44, Huning Highland

Physical address of subject site:

701 Central Ave. NE

Subject site cross streets:

Central Ave NE and Copper Ave NE

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

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 **Zone Map K-14.pdf**  
395K

## 701 Central Ave. NE Public Notice Inquiry

1 message

Carmona, Dalaina L. <dcarmona@cabq.gov>  
To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Wed, Feb 16, 2022 at 4:13 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
EDo NA Incorporated	David	Tanner	david@edoabq.com	124 Edith Boulevard SE	Albuquerque	NM	##		5E+09
EDo NA Incorporated	Terry	Keene	keenecafe@aol.com	424 Central SE	Albuquerque	NM	##	5E+09	
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	NM	##		5E+09
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	NM	##		5E+09

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: EDo NA Incorporated

Name of NA Representative\*: David Tanner

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: david@edoabq.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacifica, Inc. dba Aztec Village Limited Partnership
3. [Agent]/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Major/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>3</sup>: Virtual Meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Huning Highland Historic District Association [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

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## 701 Central Ave NE -- DRB Minor S/D Plat & Vacation of ROW Approval

1 message

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**Ruth Lozano** <ruthl@iacivil.com>  
To: david@edoabq.com

Thu, Mar 10, 2022 at 3:33 PM

Mr. Tanner please see attached the Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association, per our Application requirement to the City of Albuquerque. If you have any questions please email Fred Arfman as freda@iacivil.com or phone him at 505-268-8828.

Thank you, Ruth.

--  
**Ruth Lozano**  
**Office Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632

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 **David Tanner.pdf**  
690K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: EDo NA Incorporated

Name of NA Representative\*: Terry Keene

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: keenecafe@aol.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacifica, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Major/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>3</sup>: Virtual Meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.caba.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Huning Highland Historic District Association [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

---

## 701 Central Ave NE -- DRB Minor S/D Plat & Vacation of ROW Approval

1 message

---

Ruth Lozano <[ruthl@iacivil.com](mailto:ruthl@iacivil.com)>

Thu, Mar 10, 2022 at 3:30 PM

To: [keenecafe@aol.com](mailto:keenecafe@aol.com)

Mr. Keene please see attached the Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association, per our Application requirement to the City of Albuquerque. If you have any questions please email Fred Arfman as [freda@iacivil.com](mailto:freda@iacivil.com) or phone him at 505-268-8828.

Thank you, Ruth.

--

**Ruth Lozano**

**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632



**Terry Keene.pdf**

697K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Bonnie Anderson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: andersonbonnie505@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacifica, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Major/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>3</sup>: Virtual Meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: EDo NA Incorporated [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

---

## 701 Central Ave NE -- DRB Minor S/D Plat & Vacation of ROW Approval

1 message

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Ruth Lozano <ruthl@iacivil.com>  
To: andersonbonnie505@gmail.com

Thu, Mar 10, 2022 at 3:36 PM

Ms. Anderson please see attached the Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association, per our Application requirement to the City of Albuquerque. If you have any questions please email Fred Arfman as freda@iacivil.com or phone him at 505-268-8828.

Thank you, Ruth.

--

**Ruth Lozano**  
**Office Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632

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 **Bonnie Anderson.pdf**  
686K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: Huning Highland Historic District Association

Name of NA Representative\*: Ann Carson

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: a.louisa.carson@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacifica, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Major/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>3</sup>: Virtual Meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: EDo NA Incorporated [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

---

## 701 Central Ave NE -- DRB Minor S/D Plat & Vacation of ROW Approval

1 message

---

Ruth Lozano <ruthl@iacivil.com>

Thu, Mar 10, 2022 at 3:34 PM

To: a.louisa.carson@gmail.com

Ms. Carson please see attached the Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association, per our Application requirement to the City of Albuquerque. If you have any questions please email Fred Arfman as freda@iacivil.com or phone him at 505-268-8828.

Thank you, Ruth.

--

**Ruth Lozano**  
**Office Manager**  
Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632

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 **Ann Carson.pdf**  
693K

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major Subdivision Preliminary Plat & Vacation of Public ROW Approval	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application: 701 Central Ave. NE	
Name of property owner: Aztec Village Limited Partnership	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 (freda@iacivil.com)	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 04/06/22 call to order at 9:00 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Fred C. Arfman (Applicant signature) 03.10.2022 (Date)  
Fred C. Arfman, Agent

*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

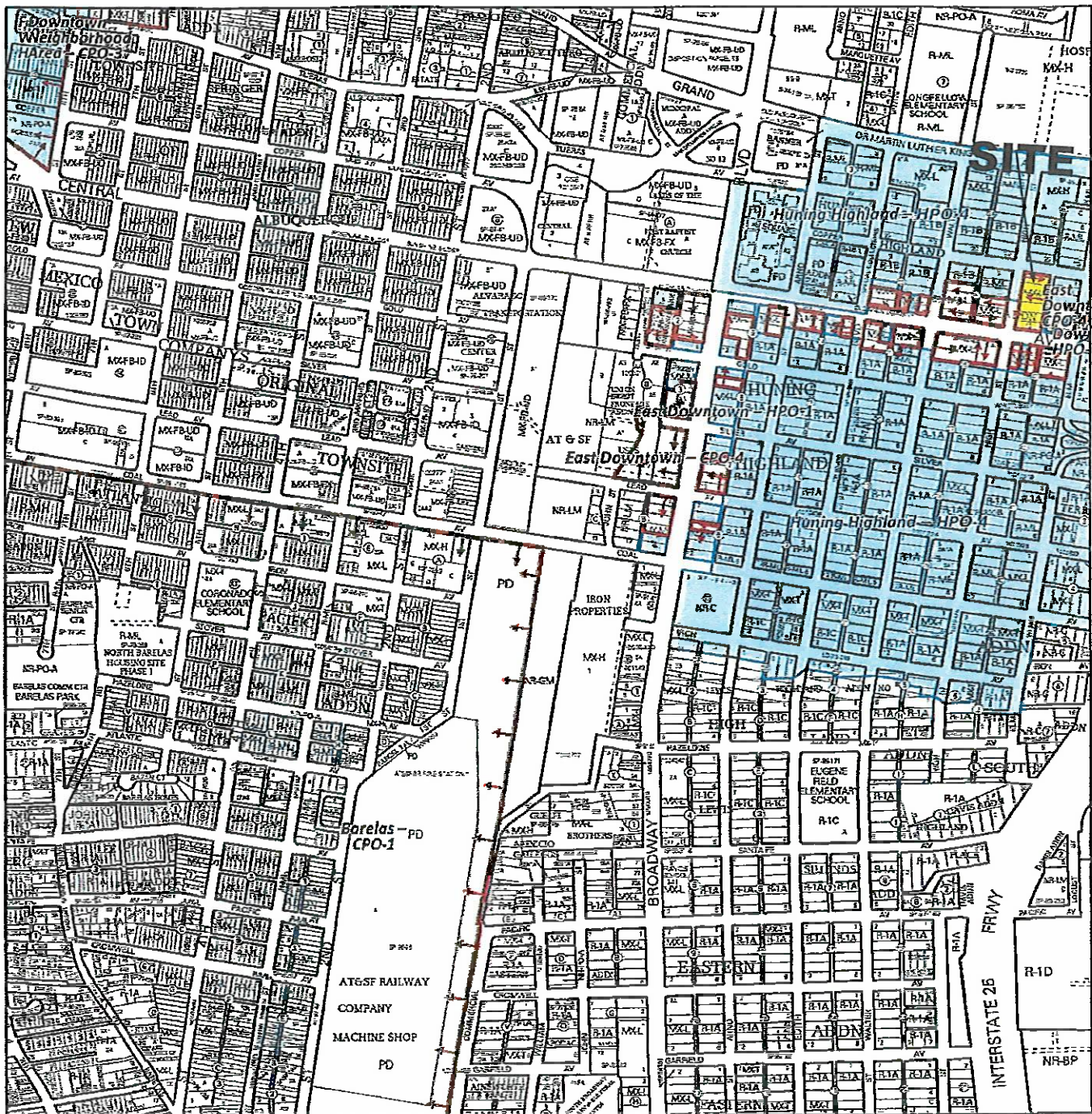


**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.



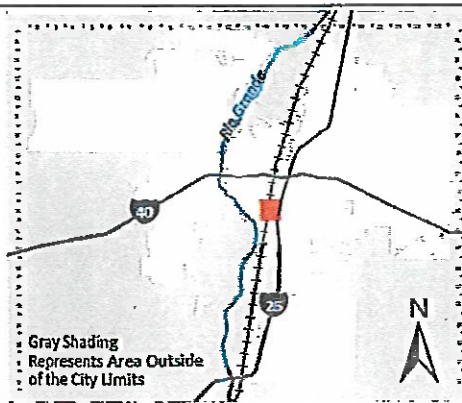


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



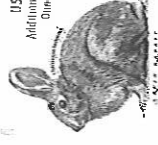
Zone Atlas Page:  
**K-14-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet





Isaacson & Arfman, Inc.  
128 Monroe Street NE  
Albuquerque, NM 87108



Bonnie Anderson  
Huning Highland Historic District Association  
321 High Street SE  
Albuquerque, NM 87102

Isaacson & Arfman, Inc.  
128 Monroe Street NE  
Albuquerque, NM 87108



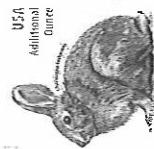
Ann Carson  
Huning Highland Historic District Association  
416 Walter Street SE  
Albuquerque, NM 87102

Isaacson & Arfman, Inc.  
128 Monroe Street NE  
Albuquerque, NM 87108



Terry Keene  
EDo NA Incorporated  
424 Central Ave. SE  
Albuquerque, NM 87102

Isaacson & Arfman, Inc.  
128 Monroe Street NE  
Albuquerque, NM 87108



David Tanner  
EDo NA Incorporated  
124 Edith Blvd. SE  
Albuquerque, NM 87102



---

## Fwd: BUFFER MAP/PROPERTY OWNERS

1 message

---

Ruth Lozano <ruthl@iacivil.com>  
To: Fred Arfman <freda@iacivil.com>

Thu, Feb 10, 2022 at 8:12 AM

----- Forwarded message -----

From: Ewell, Diego <dewell@cabq.gov>  
Date: Fri, Sep 24, 2021 at 4:49 PM  
Subject: RE: BUFFER MAP/PROPERTY OWNERS  
To: Ruth Lozano <ruthl@iacivil.com>

Hello,

I have included the buffer map with 100 ft. excluding the right of way (ROW), also I have included the list of property owners with-in the buffer.

Thank You,



**Diego Ewell**

senior office assistant

administration

o 505.924.3811

e dewell@cabq.gov

cabq.gov/planning

---

From: Ruth Lozano <ruthl@iacivil.com>  
Sent: Thursday, September 23, 2021 2:05 PM  
To: Ewell, Diego <dewell@cabq.gov>  
Subject: BUFFER MAP/PROPERTY OWNERS

## External

Please provide the buffer map and list of property owners within 100 feet from designated property on attached Zone Map J-11.

Legal Description: Lots 42-51, Portion of Lot 52, Lot 53-55, David Perea-Courson

Thank you, Ruth.

--  
**Ruth Lozano**

**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632



Virus-free. [www.avg.com](http://www.avg.com)

--  
**Ruth Lozano**

**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632

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### 2 attachments



**Buffer Map - Coors Blvd & Daytona RD NW.pdf**

593K



**List of Property Owners - Coors Blvd & Daytona RD NW.docx**

15K



## NEC Central and High

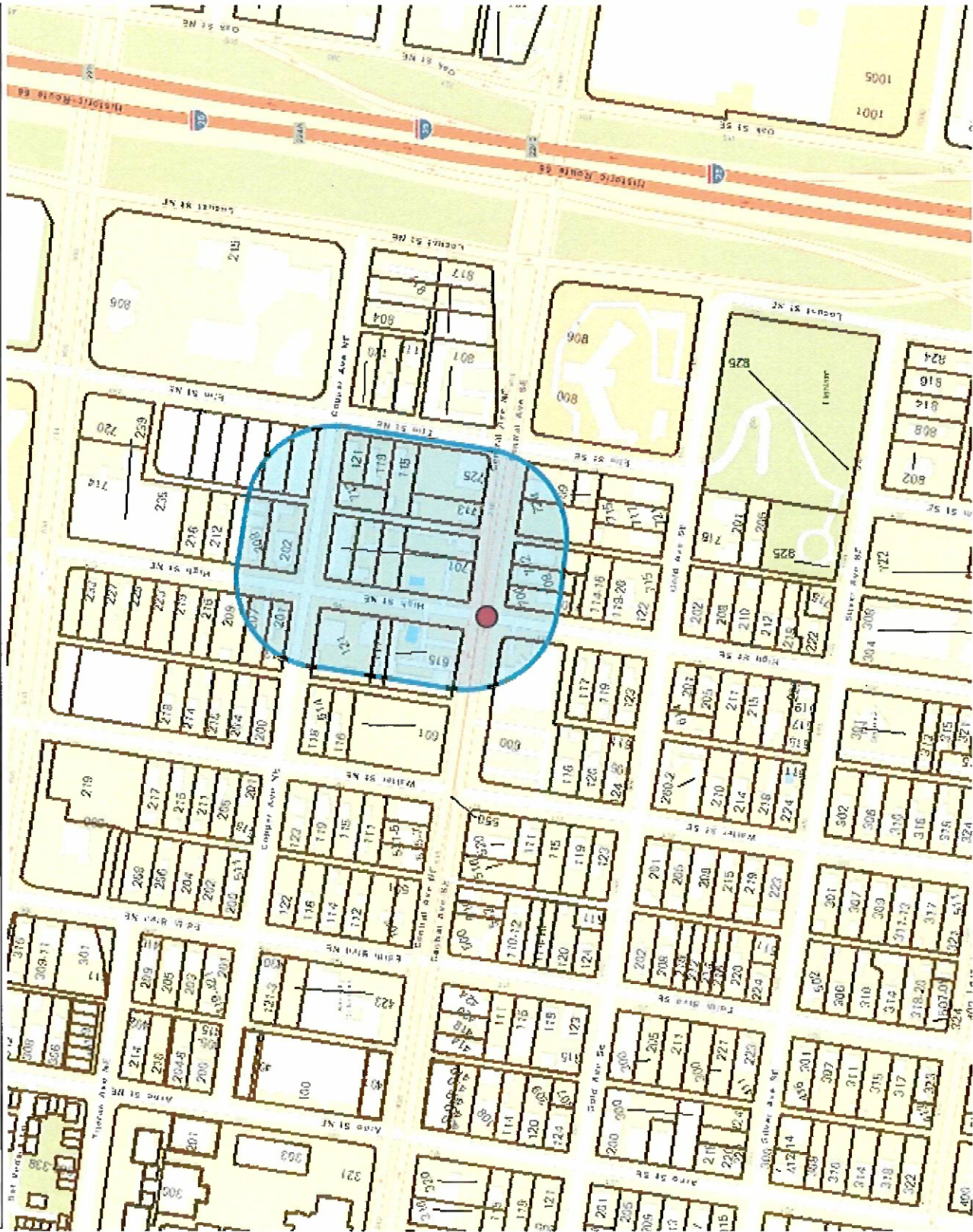


### Legend

- ☐ Bernalillo County Parcels
- ☐ Municipal Limits
- ☐ Corrales
- ☐ Edgewood
- ☐ Los Ranchos
- ☐ Rio Rancho
- ☐ Tijeras
- ☐ UNINCORPORATED

### Notes

Buffer: 182 Ft  
ROW: Central Ave. 82 Ft



601 0 300 601 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/10/2022 © City of Albuquerque

1:3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abc-data/abc-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RAHUL INC  
615 CENTRAL AVE NE  
ALBUQUERQUE NM 87102

FIRST PRESBYTERIAN CHURCH  
215 LOCUST ST NE  
ALBUQUERQUE NM 87102-3633

EDGE CAPITAL II LLC  
8100 WYOMING BLVD NE SUITE M4  
#771  
ALBUQUERQUE NM 87113-1946

GERGAY-SPRINKLE AYSHA  
712 COPPER AVE NE  
ALBUQUERQUE NM 87102-3648

WALDRIP ELIZABETH A  
115 ELM ST NE  
ALBUQUERQUE NM 87102-3609

FIRST PRESBYTERIAN CHURCH  
215 LOCUST ST NE  
ALBUQUERQUE NM 87102-3633

FIRST PRESBYTERIAN CHURCH  
215 LOCUST ST NE  
ALBUQUERQUE NM 87102-3633

SHOKOOHI ISSA & MEMARIAN  
MOSTAFA  
PO BOX 40221  
ALBUQUERQUE NM 87196

BITTNER ZACHARY  
119 ELM ST NE  
ALBUQUERQUE NM 87102-3609

SHOKOOHI ISSA & MEMARIAN STEVE &  
ABOTALEBI AHMAD  
PO BOX 40221  
ALBUQUERQUE NM 87196-0221

ESSERE LIMITED LIABILITY CO  
PO BOX 10444  
ALBUQUERQUE NM 87184-0444

STOLLER JOHN E & MARGUERITE M  
STOLLER TRUST  
1125 VISTA GRANDE DR NW  
ALBUQUERQUE NM 87105-1233

SHOKOOHI ISSA & FALAKROU  
FARNOUSH & MEMARIAN MOSTAFA  
STEVE & ALIZADEH ROYA  
PO BOX 40221  
ALBUQUERQUE NM 87196

SHOKOOHI ISSA & MEMARIAN STEVE &  
ABOTALEBI AHMAD  
PO BOX 40221  
ALBUQUERQUE NM 87196-0221

BRYANT RICHARD & PATRICIA L  
202 HIGH ST NE  
ALBUQUERQUE NM 87102-3625

GRANT STEVEN A & KARA J  
207 HIGH ST NE  
ALBUQUERQUE NM 87102

AZTEC VILLAGE LIMITED PARTNERSHIP  
412 NW 5TH AVE #200  
PORTLAND OR 97209-3893

BAPTIST CONVENTION BLDG LLC  
COMPASS MANAGEMENT WEST  
COURTYARD  
600 CENTRAL AVE SE SUITE M  
ALBUQUERQUE NM 87102-3656

GRANT STEVE & KARA  
209 HIGH ST NE  
ALBUQUERQUE NM 87102-3624

AZTEC VILLAGE LIMITED PARTNERSHIP  
412 NW 5TH AVE SUITE 200  
PORTLAND OR 97209-3893

AZTEC VILLAGE LIMITED PARTNERSHIP  
412 NW 5TH AVE SUITE 200  
PORTLAND OR 97209-3893

EDGE CAPITAL II LLC  
8100 WYOMING BLVD NE SUITE M4  
#771  
ALBUQUERQUE NM 87113-1946

710-712 PARTNERSHIP LLC  
608 NAVARRA WAY SE  
ALBUQUERQUE NM 87123

GRANT STEVEN & KARA  
201 HIGH ST NE  
ALBUQUERQUE NM 87102-3624

AZTEC VILLAGE LIMITED PARTNERSHIP  
412 NW 5TH AVE SUITE #200  
PORTLAND OR 97209-3893

AZTEC VILLAGE LIMITED PARTNERSHIP  
412 NW 5TH AVE SUITE 200  
PORTLAND OR 97209-3893

700 PARTNERSHIP LLC  
608 NAVARRA WAY SE  
ALBUQUERQUE NM 87123-4519

HIDDEN HILLS NM I LLC  
11620 COUNTY ROAD 251A  
SALIDA CO 81201-8565

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet\*: Grant Steven & Kara

Mailing Address\*: 201 High Street NE - Albuquerque, NM 87102-3624

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

700 Partnership LLC  
Property Owner within 100 feet\*: 710-712 Partnership LLC

Mailing Address\*: 608 Navarra Way SE - Albuquerque, NM 87123-4519

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

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**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Aztec Village Limited Partnership

Mailing Address\*: 412 NW 5th Ave. #200 - Portland, OR 97209-3893

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Baptist Convention Bldg. LLC  
Compass Management West Courtyard

Mailing Address\*: 600 Central Ave. SE, Suite M - Albuquerque, NM 87102-3656

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Brittner Zachary

Mailing Address\*: 119 Elm Street NE - Albuquerque, NM 87102-3609

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Bryant Richard & Patricia L

Mailing Address\*: 202 High Street NE - Albuquerque, NM 87102-3625

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
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  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Edge Capital II LLC

Mailing Address\*: 8100 Wyoming Blvd. NE, Suite M4 #771 - Albuquerque, NM 87113-1946

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Essere Limited Liability Co

Mailing Address\*: P.O. Box 10444 - Albuquerque, NM 87184-0444

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: First Presbyterian Church

Mailing Address\*: 215 Locust Street NE - Albuquerque, NM 87102-3633

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Gergay-Sprinkle Aysha

Mailing Address\*: 712 Copper Ave. NE - Albuquerque, NM 87102-3648

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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**IDO Interactive Map**

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[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Grant Steve & Kara

Mailing Address\*: 209 High Street NE - Albuquerque, NM 87102-3624

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No  
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

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**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Grant Steven A & Kara J

Mailing Address\*: 207 High Street NE - Albuquerque, NM 87102

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

---

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Hidden Hills NM I LLC

Mailing Address\*: 11620 County Road 251A - Salida, CO 81201-8565

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel
- 

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

Integrated Development Ordinance (IDO):  
<https://ido.abc-zone.com/>

IDO Interactive Map  
<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Rahul Inc.

Mailing Address\*: 615 Central Ave. NE - Albuquerque, NM 87102

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:

- |  |  |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC)     | <input type="checkbox"/> Environmental Planning Commission (EPC)   |

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: 04/06/22 at 9 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

Integrated Development Ordinance (IDO):  
<https://ido.abc-zone.com/>

IDO Interactive Map  
<https://tinyurl.com/IDOzoningmap>

<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Shokoohi Issa & Memarian Mostafa; Memarian Steve & Abotalebi Ahmad;  
Property Owner within 100 feet\*: Falakrou Farnoush; Steve & Alizadeh Roya

Mailing Address\*: P.O. Box 40221 - Albuquerque, NM 87196

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



[Note: Items with an asterisk (\*) are required.]

- ☐ d. For residential development\*: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development\*:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Stoller John E & Marguerite M Stoller Trust

Mailing Address\*: 1125 Vista Grande Drive NW - Albuquerque, NM 87105-1233

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

*[Note: Items with an asterisk (\*) are required.]*

- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property *[typically in acres]* 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) *[if applicable]* East Downtown (HP 0-4)
  4. Center or Corridor Area *[if applicable]* Central Ave. NE
- Current Land Use(s) *[vacant, if none]* Imperial Inn Motel
- 

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 03/11/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet\*: Waldrip Elizabeth A

Mailing Address\*: 115 Elm Street NE - Albuquerque, NM 87102-3609

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 701 Central Ave. NE  
Location Description Site of the Imperial Inn Motel (Lots 7 thru 12, Block 44, Huning Highland)
2. Property Owner\* Pacificap, Inc. dba Aztec Village Limited Partnership
3. Agent/Applicant\* [if applicable] Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor/Consolidation (Minor or Major)
  - ☒ Vacation Portion of public street ROW (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Consolidation of 6 lots into a single tract, minor dedication of right-of-way, and  
vacation of portion of public street right-of-way. See attached exhibit

5. This application will be decided at a public meeting or hearing by\*:
  - ☐ Zoning Hearing Examiner (ZHE)
  - ☒ Development Review Board (DRB)
  - ☐ Landmarks Commission (LC)
  - ☐ Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, 04/06/22 call to order at 9:00 AM

Location\*<sup>2</sup>: Virtual meeting, see link below for pertinent meeting information

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Additional information can be requested by email at [freda@iacivil.com](mailto:freda@iacivil.com) or by phone 505-268-8828

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)      ☐ Variance(s)      ☐ Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes    ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Neighborhood meeting has not occurred, however meeting can be scheduled if requested.

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.9787 Acres (42,632 SF)
  2. IDO Zone District MX-L
  3. Overlay Zone(s) [if applicable] East Downtown (HP 0-4)
  4. Center or Corridor Area [if applicable] Central Ave. NE
- Current Land Use(s) [vacant, if none] Imperial Inn Motel

**NOTE:** Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



<b>PART I - PROCESS</b>	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major Subdivision Preliminary Plat & Vacation of Public ROW Approval	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application: 701 Central Ave. NE	
Name of property owner: Aztec Village Limited Partnership	
Name of applicant: Agent: Isaacson & Arfman, Inc. - Contact: Fred C. Arfman (505) 268-8828 (freda@iacivil.com)	
Date, time, and place of public meeting or hearing, if applicable:	
DRB hearing to be held virtually (zoom) on Wednesday, 04/06/22 call to order at 9:00 AM, refer to Agenda for link	
Address, phone number, or website for additional information:	
Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Fred C. Arfman (Applicant signature) 03.10.2022 (Date)  
Fred C. Arfman, Agent  
*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*





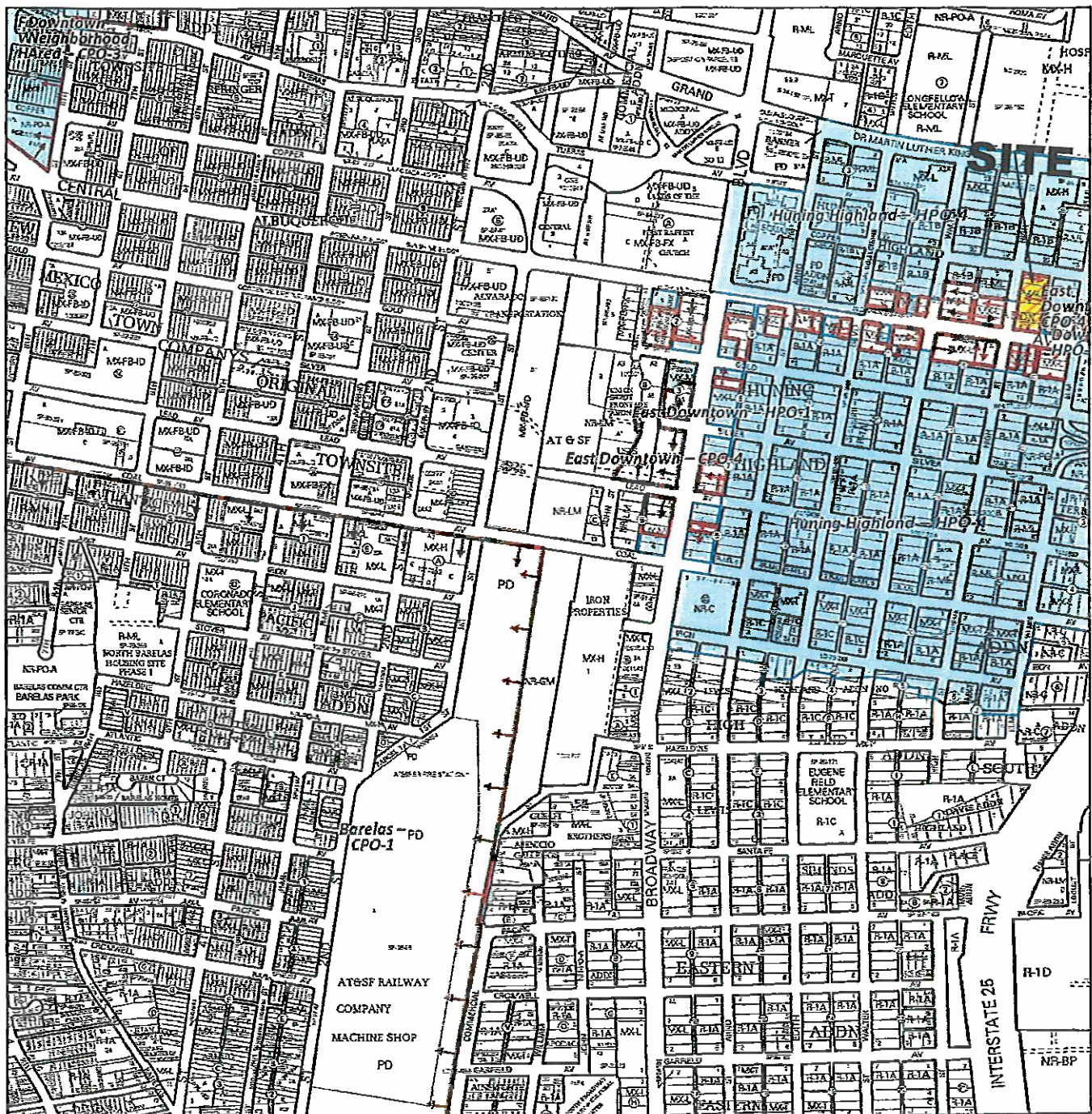
OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

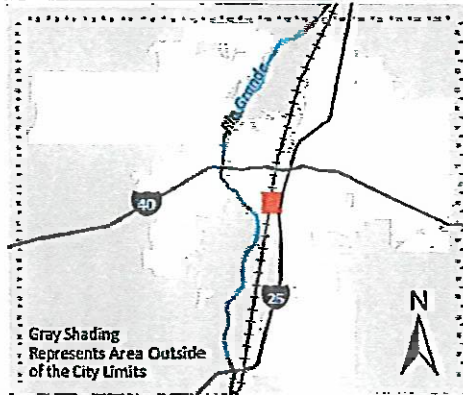


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**K-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet







EDGE CAPITAL II LLC  
8100 WYOMING BLVD NE SUITE M4 #771  
ALBUQUERQUE NM 87113-1946



RAHUL INC  
615 CENTRAL AVE NE  
ALBUQUERQUE NM 87102



700 PARTNERSHIP LLC  
710-712 PARTNERSHIP LLC  
608 NAVARRA WAY SE  
ALBUQUERQUE NM 87123-4519

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants  
128 Monroe Street NE  
Albuquerque, NM 87108  
505-258-8828 | www.jacivil.com



GRANT STEVE & KARA  
209 HIGH ST NE  
ALBUQUERQUE NM 87102-3624

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants  
128 Monroe Street NE  
Albuquerque, NM 87108  
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WALDRIP ELIZABETH A  
115 ELM ST NE  
ALBUQUERQUE NM 87102-3609

**Isaacson & Arfman, Inc.**  
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STOLLER JOHN E & MARGUERITE M  
STOLLER TRUST  
1125 VISTA GRANDE DR NW  
ALBUQUERQUE NM 87105-1233

Isaacson &  
Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8228 | www.isacv.com



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ALBUQUERQUE NM 87102-3624

Isaacson &  
Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8228 | www.isacv.com



SHOKOOHI ISSA & MEMARIAN MOSTAFA  
MEMARIAN STEVE & ABOTALEBI AHMAD  
FALAKROU FARNOUSH  
STEVE & ALIZADEH ROYA  
PO BOX 40221  
ALBUQUERQUE NM 87196

Isaacson &  
Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8228 | www.isacv.com



ESSERE LIMITED LIABILITY CO  
PO BOX 10444  
ALBUQUERQUE NM 87184-0444

Isaacson &  
Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com



FOREVER / USA

FIRST PRESBYTERIAN CHURCH  
215 LOCUST ST NE  
ALBUQUERQUE NM 87102-3633

Isaacson &  
Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com



FOREVER / USA

HIDDEN HILLS NM I LLC  
11620 COUNTY ROAD 251A  
SALIDA CO 81201-8565

Isaacson &  
Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com



FOREVER / USA

AZTEC VILLAGE LIMITED PARTNERSHIP  
412 NW 5TH AVE #200  
PORTLAND OR 97209-3893

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.isacvll.com



FOREVER / USA

BAPTIST CONVENTION BLDG LLC  
COMPASS MANAGEMENT WEST COURTYARD  
600 CENTRAL AVE SE SUITE M  
ALBUQUERQUE NM 87102-3656

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.isacvll.com



FOREVER / USA

GRANT STEVEN A & KARA J  
207 HIGH ST NE  
ALBUQUERQUE NM 87102

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.isacvll.com



FOREVER / USA

GERGAY-SPRINKLE AYSHA  
712 COPPER AVE NE  
ALBUQUERQUE NM 87102-3648



Isaacson & Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.isacivil.com



BRYANT RICHARD & PATRICIA L  
202 HIGH ST NE  
ALBUQUERQUE NM 87102-3625

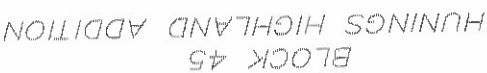
Isaacson & Arfman, Inc.  
Civil Engineering Consultants



128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.isacivil.com



BITTNER ZACHARY  
119 ELM ST NE  
ALBUQUERQUE NM 87102-3609





City of Albuquerque - Planning Department  
 600 2<sup>nd</sup> St. NW, Suite 300  
 Albuquerque, New Mexico 87102  
[www.cabq.gov/planning](http://www.cabq.gov/planning)  
[planningdepartment@cabq.gov](mailto:planningdepartment@cabq.gov)

Updated 11/2/2020

### SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
  - a. Location of features on a scaled map overlaid on an aerial photo;
  - b. Photographs to capture all angles of the feature(s);
  - c. Pertinent dimensional descriptions (see detail in table); and
  - d. Other details (see table).
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
Archeological sites	X			>5 acres, archeological certificate

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

**POLICY 11.3.1**

**Natural and Cultural Features:**

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
  - i. Indigenous vegetation and other materials appropriate to landscapes;
  - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
  - iii. Soils and erosion potential;
  - iv. Colors and textures of the natural environment; and
  - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

**POLICY 11.3.3**

**Bosque:** Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

**POLICY 11.3.6**

**Volcano Mesa:** Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
Isaacson & Armar, Inc. (Applicant or Agent)

03.03.22  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_ (Date), \_\_\_\_\_ (Staff Member)

PROJECT NUMBER: \_\_\_\_\_



## VACATED AREAS EXHIBIT

I, GLADYS M. DAVIS, County Clerk of Benaville County, New Mexico, do hereby certify that the map on which the certificate appears is a true and correct copy of the original map on file in the office of the County Clerk, Benaville County, New Mexico, and of a map filed for record on the 12th day of May, 1937.

GLADYS M. DAVIS  
County Clerk, Benaville County  
New Mexico

# Planning's Highland Addition

under and Supplemental  
of the  
Planning's Highland Addition  
on of all being unique from  
of Record 12<sup>th</sup>  
of May 4<sup>th</sup> 1937  
P. B. Hunt  
P. B. & R.  
W. H. Knibb & Co.

